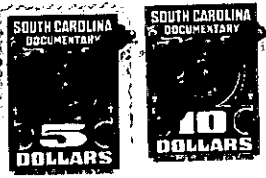


TITLE TO REAL ESTATE—Prepared by KEVIN B. STEPHENSON & JOHN



BOOK 848 PAGE 457 S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE EARNSWORTH
N.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, James L. Sanderson

in consideration of Seven Thousand Five Hundred and No/100 (\$7,500.00) Dollars,
and assumption of mortgage set forth below,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Ann N. Dyer, her heirs and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the easterly side of Providence Square, near the City of Greenville, S. C., and being designated as Lot No. 37 on the plat of Section 2, Pelham Estates, on the plat thereof recorded in Plat Book PPP, page 119, in the RMC Office for Greenville County, S. C., and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Providence Square, joint front corner of Lots 37 and 38 and running thence along the common line of said Lots S 71-48 E 190 feet to an iron pin, common corner of Lots 37 and 42; thence along the common line of said Lots S 19-50 W 170.3 feet to an iron pin, joint rear corner of Lots 36 and 37; thence along the common line of said Lots N 71-48 W 185 feet to an iron pin on the easterly side of Providence Square; thence along said Square N 18-12 E 170 feet to an iron pin, the point of beginning.

As a part of the consideration herein, the grantee does hereby assume and agree to pay as the same becomes due the balance of \$31,000.00 on that certain mortgage given by the grantor herein to First Federal Savings and Loan Association, dated January 10, 1968, and recorded in the RMC Office in Mortgage Book 1081, page 512, in the face amount of \$31,900.00.

This property is conveyed subject to restrictions recorded in Deed Book 827, page 215, and also subject to a utility easement across the rear ten feet of said lot, and all other easements and rights of way of record.

For deed into grantor, see Deed Book 836, page 191.

County Stamps Paid \$ 8.25
Sec Act No.380 Section 1

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 15th day of July 1968.

SIGNED, sealed and delivered in the presence of:
James L. Sanderson (SEAL)
Carol J. Bippis (SEAL)
Schuyler B. Runkel (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th day of July 1968.
Schuyler B. Runkel (SEAL)
Carol J. Bippis
Notary Public for South Carolina
My Commission Expires January 1, 1970.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 15th day of July 1968.
Schuyler B. Runkel (SEAL)
Jean B. Sanderson
Notary Public for South Carolina
My Commission Expires January 1, 1970
RECORDED this 16 day of July 1968 at 11:39 A.M. No 1330

200-5437-1-37